



Stage Run REPORTER

March 2010

Official Newsletter of the Stage Run HOA

Volume 1, Issue 2

Upcoming Stage Run Annual Easter Egg Hunt

APRIL 3, 2010 @ 11AM
IN THE PARK

The Easter Bunny will be there handing out prizes and taking pictures with the kids. We will have a raffle for a great Prize (yet to be determined) Easter Egg Hunt, Lot's of Candy, Games, Prizes, Snacks, Drinks and Fun for All to enjoy!

We are in need of Volunteers to help so Please call Betty at 210-569-2640 Also if anyone wants to donate an item to raffle (Thank You) please contact Betty.

Stage Run Annual Neighborhood Spring Cleanup

SATURDAY, MARCH 27TH

Meet your neighbors, and help clean up the common areas of Stage Run. Meet at the Park at 9AM and enjoy some free coffee and donuts before we begin. Wear work clothes, boots and gloves if you have them.

Sponsored by the Stage Run Beautification Committee.

Bill Vogl, 210-393-4130, txvogl@yahoo.com.

Neighborhood Watch

The Safety Committee and Neighborhood Watch Program would like to extend special "Thank You" to last month's Safety Meeting participants held at AUE Elementary on Tuesday, Feb 9th:

- San Antonio Police Department (SAPD) - Hank Quiroga and Danny Robles
- ADT Home Security – Marshall Friday
- American Key Service – Mark and Sharron Huff

We would like express our gratitude in thanking all the residents who came out on the 9th to listen and participate with their concerns about our most recent burglaries and surrounding crime. Also, thank you to all who brought in something to eat for our guests, everything looked delicious.

Be sure to keep your calendar open in mid-May, when we will host our next safety meeting.

HERE ARE SOME MEETING HIGHLIGHTS:

1. Home Burglaries from time to time in our community are unfortunately going to happen, however this part of SA is generally safe statistically. The thieves are out there somewhere and they only have to be successful once. We, on the other hand, have to be watchful at all times of the day and night to protect our personal property and family. The SAPD and Stage Run Neighborhood Watch Program (SRNWP) really need your cooperation and assistance where possible in keeping our neighborhood safe.
2. Front and back door security at every household should be the #1 priority to protect your dwelling from becoming a victim of burglary.
 - Consider changing out original deadbolts for Grade 1/bump proof locks.
 - Install a stronger strike plate to the door frame for added security.
 - Use at least 3" steel door frame screws in your front door frame.
 - Consider installing a key/keyless deadbolt if you have a glass front door. This will be more beneficial if the glass is broken by a prospective burglar. Beware, this may increase the risk of exiting your house if you have a fire.
3. If you have any questions regarding any of the door safety tips, please contact American Key Service and speak with Mark Huff at (210) 385-4610 or (830) 431-0539. Mark is a fully licensed professional locksmith in San Antonio and has been background checked with SAPD. Please let him know you live in Stage Run and that you heard about him through our Neighborhood Watch program.
4. If you have an alarm system in your house, please continue to use it even if you're at home. In a past burglary, the existing house siren was knocked off the wall, which then did not provide the necessary audio sound others can hear. Please consult with your individual alarm companies for extra protection with your household. If you have ADT, please

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INFORMATION

Stage Run (San Antonio) Homeowners' Association is a non-profit corporation which maintains the Stage Run subdivision. It was incorporated November 27, 2001. Members consist of all homeowners who have purchased homes in the neighborhood. Upon completion of the Stage Run subdivision, there will be 541 Members of the Association.

BOARD OF DIRECTORS

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 Vice-President: Valerie Liebold
 Vice-President: Michele Olivarez
 Secretary:..... Betty Yenderrozos
 Treasurer:Kevin Wright

Email Address for All Directors: board@stagerun.org

COMMITTEE CHAIRS

Social Committee Chair:
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 Safety Committee Chair:VACANT
 Neighborhood Watch:
 Mark Brazelton mrbraz01@gmail.com
 Ric Olivarez cell phone:210-379-2361
 Communication Committee Chair:VACANT
 Beautification Committee Chair:
 Bill Vogl..... txvogl@yahoo.com
 Amenities Committee Chair:
 Betty Yenderrozos yenderrozos@gmail.com

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 on the 1st day of each month at www.PEELinc.com

IMPORTANT CONTACTS

CITY OF SAN ANTONIO CONTACTS

<http://www.sanantonio.gov>

Animal Control..... 210-737-1442
 Bexar County Sheriff..... 210-335-6000
 Bexar County Public Works 210-335-6700
 City Building Inspections..... 210-207-8220
 City Clerk 210-207-7253
 Code Compliance 210-207-7230

CITY PUBLIC SERVICE:

Gas or Electric Trouble..... 210-353-2222
 General Office..... 210-978-2000
 Street Lights Out..... 210-353-2222
 Garbage Hotline..... 210-522-8809
 Metro Health District 210-207-8780
 Municipal Courts 210-207-8970
 Parks & Recreation..... 210-207-8480
 City Planning..... 210-207-7860
 Police-Fire-EMS Emergency..... 911
 Police Non-Emergency 210-227-7201

SAN ANTONIO WATER SYSTEMS:

General Office..... 210-704-7297
 Service Trouble..... 210-227-6143
 Traffic Enforcement..... 210-207-7400
 Traffic Signals/Signs 210-207-7765

STAGE RUN HOMEOWNERS MONTHLY MEETING

Schedule Calendar Year 2010

TIME: 6:30PM

PLACE: AUE ELEMENTARY LIBRARY

DATE: 3RD TUESDAY OF EACH MONTH

January 19	July 19**
February 15	August 16**
March 15 - UPCOMING	September 20**
April 19	October 18
May 17	November 15
June 21	December 20

**** Location to be determined**

Visit www.stagerun.org

Neighborhood Watch - (Continued from Cover Page)

contact Marshall Friday at either mfriday@adt.com or (210) 403-4537 for additional questions.

- Also consider, upgrading your existing alarm system to include an attic siren, glass detector or other features. Unfortunately, the standard alarm just by itself does not give you all the protection you may need.
5. Cellular on Patrol (COP) is a cooperative SAPD and citizen program which can help neighborhoods deal with area burglaries. If you are interested in attending any of the upcoming classes, please visit <http://www.sanantonio.gov/sapd/cop2.asp> for additional information and class schedules. Also, the more residents we have on the street, watching during the day and night the better for our community.
6. From time to time, door to door salesmen will come to your residence. Most of them usually mean well and are legitimately trying to sell you something. However, some of them are just trying to gather information about your property and personal possessions to rob you at a future date. As a safe bet, trust no one who comes to your door unexpectedly and never let a stranger inside your household to complete the sale.

HERE ARE SOME OF THESE VERY BASIC RULES AND TIPS ABOUT PROTECTING YOUR HOUSEHOLD AND

FAMILY:

- Always keep open lines of communication with trusted neighbors and friends on any suspicious activity on your block or surrounding area. Also, take a few minutes this spring to meet a new neighbor(s) you haven't met before. This is a sure way we can all work together at Stage Run to minimize crimes against us.
- Lock all doors and windows when not at home, even during short periods away. About 33% of burglaries happen when the doors and windows are left open or unlocked.
- Keep garage doors closed at all times. Many residents are continuing to leave their garages open for long periods of time. If the thieves see it available, it only takes seconds to steal it away from your property. Also, if you have windows on your garage doors, consider covering them from any prying eyes.
- If you can, and have the room, please try to park your vehicles in the driveway during the day or at night. Keeping our streets clear from vehicles is a sure way to spot unfamiliar or suspicious ones that don't belong.
- At night, please keep all porch lights and garage lights on. Thieves like dark places where possible. Consider adding motion sensor lighting to quadrants of your residence to illuminate dark areas.

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Neighborhood Watch - (Continued from Page 3)

- Use automatic timers and radio/TV noise to fool burglars when your not home.
- Consider changing your daily routine when you leave your residence to tip off any prospective burglars who may be watching.
- If you have an alarm system, please use it. Consider upgrading the system to include a glass detector and attic siren for the outside. Remember, burglars don't like to call attention to themselves.
- Consider joining the Neighborhood Watch program and being a Block Captain or other supporter. We could use some more assistance on blocks, A4, A9, B4, C1, C4 and C7 (An updated block captain map is viewable from www.stagerun.org).

Lastly, as part of the initiative to make a neighborhood emergency contact list for only Stage Run, I'm asking that all residents make contact with their block captain(s) to ensure your information is accurate. We would like everyone to provide at least your name, address, and a valid email address. Phone numbers can be helpful. Thank you for your cooperation.

If anyone has any questions at all regarding safety or information about the Neighborhood Watch, please know you have a source to turn to for this.

Contact: Mark Brazelton, Watch Lead Coordinator
Co-Chair Safety Committee/COP, 773-600-4500

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Stage Run *Alert*

We had another daytime break on February 20, 2010 on Midway Depot near Chilton Stage just around 2:00pm. The back door was smashed using a landscaping rock to gain access after the burglar could not pick the lock.

The residence returned from their short trip just in the nick of time, the burglar had gather a bag of small electronics only to drop them as he escaped out the back door and over a fence to a waiting truck on Calvary Stage, so nothing was stolen.

Witnesses in the area managed to see the man flee and jump into a 2006 Ford F-150 Supercrew, reddish rust in color, TX License plate: AD73346. SAPD was notified and they are interested in this suspect in numerous thefts in the area, in most instances to support a habit. STAY alert, note your surroundings as you come and go from the neighborhood. Thanks!

Advertising Information

Please support the advertisers that make the Stage Run Reporter possible. If you would like to support the newsletter by advertising, please contact our sales office at 512-263-9181 or advertising@PEELinc.com. The advertising deadline is the 20th of the month prior to the issue.

2010 STAGE RUN NEIGHBORHOOD WATCH BLOCK CAPTAIN (BC) LISTING

FIRST NAME	LAST NAME	BLOCK#	HOME PHONE	MOBILE PHONE	EMAIL ADDRESS
Section A BC's					
Chris	Mares	A1		(210) 687-0731	marescj0311@yahoo.com
Gloria K.	Ortega	A1	(210) 698-9679		glokelly@live.com
John	Sanchez	A2	(210) 641-0349	(210) 722-7880	jsanchez134@yahoo.com
Jeff	Glenn	A3		(210) 273-6041	jglenn004@satx.rr.com
Chris	Conkle	A5	(210) 530-4620	(210) 889-0683	dchrisconkle@brinsoninc.com
Andrew	Conrad	A6	(210) 233-9984		aconrad@satx.rr.com
Yvette	Contreras	A6			txyvette@sbcglobal.net
Carl/Norma	Anderson	A6	(210) 687-1453		anden1962@yahoo.com
Rob	Kochel	A7	(210) 437-2424		roadstar42@satx.rr.com
Danny	Robles	A8		(210) 577-2574	dannyrobles@kw.com
Lynn	Williamson	A10		(210) 314-7813	lw60753@hotmail.com
Mario	Obledo	A10			mario48n07@yahoo.com
Section B BC's					
Jaime	Hinrichs	B1		(303) 570-0856	jaimeing@aol.com
Beth	Peterson	B2	(210) 653-4800		bethpeterson@satx.rr.com
Marty/Elida	Bera	B2	(210) 530-8295		mhbera@yahoo.com
Nancy	Rodriguez	B3	(210) 698-8308		nancyrod22@hotmail.com
Betty	Yenderrozoz	B5		(210) 569-2640	yenderrozoz@gmail.com
Erin	McKay	B5		(210) 562-3134	emckay03@yahoo.com
John	Kiddy	B6	(210) 845-5093		jkid1222@yahoo.com
Kimble	Compton	B6	(210) 698-9408		gefd04@sbcglobal.net
Christine	Tovar	B7	(210) 316-9813	(210) 269-5710	ctovar1@satx.rr.com
Ronnie	James	B7		(210) 268-7999	shellronnie@att.net
Section C BC's					
Jose	Muro	C2		(210) 818-7631	josemuro50@yahoo.com
Veronica	Cole	C2		(210) 279-7316	veronica.cole@boerne-isd.net
Michelle	Idar	C3	(210) 957-3482	(703) 531-9615	retirednavydt@yahoo.com
Barbara	Korn	C5	(210) 496-7279	(210) 643-1338	bkorn2007@yahoo.com
Chris	Thorson	C6			christopher.thorson@yahoo.com
Jason	Wolff	C8	(210) 667-4118		jwolff3@satx.rr.com
Mauricio	Carvajal	C9	(210) 858-5533		maricioct@hotmail.com
Veronica	Madlangbayan	C10			vmadlangbayan@yahoo.com
Ron	Contreras	C11	(210) 507-7794	(210) 865-7706	roconeo2@msn.com
Elizabeth	Plata	C12		(210) 253-9083	plata1@satx.rr.com
Other Contacts					
Hank	Quiroga	SAPD		(210) 207-5820	henry.quiroga@sanantonio.gov
Marshall	Friday	ADT		(210) 421-0609	mfriday@adt.com
Mark/Sharron	Huff		Amer. Key Svr.	(210) 385-4610	

HOA Summary Reports

In an effort to bring you more information about Stage Run HOA, I wanted to summarize various association reports we receive. As always, I welcome your input about other reports you would like to see. This month we have three summaries; a drive-by "Inspection Report" of the community, a summary of our "Aging Report" (unpaid dues and fees) and finally an Architectural Control Committee (ACC) Summary Report. My hope is that we gain a greater understanding as to what is taking place in our community.


STAGE RUN HOA - INSPECTION REPORT SUMMARY (Week reported ~ 2/8/2010)

A report is provided by AMS after their inspection of the neighborhood. It looks as though we have a huge surge in weed growth. Not that I have to look at this report to understand that! I had to break out the weed killer myself to combat my lawn's infestation just a few days ago. Along with our weed control, please help by relocating or taking down various items from the front and sides of your residences. We can slash this report and its costs by over 74%.


Action Key: Notices: Courtesy, 1st and 2nd , HOA Violation: Notices have not improved situation., City Code Violation: City compliance addressing., Pending/Investigate: Review

NOTED ITEM	# OF INCIDENTS	ACTIONS
Weeds	28	1ST NOTICE
Misc items in view (pallets, BBQ, mower, ramp)	7	1ST NOTICE
Advertising/signage in yard	1	COURTESY
Basketball goal stored on sidewalk	1	2ND NOTICE
Tree canopy blocks sidewalk	1	1ST NOTICE
No ACC approval (Water feature)	1	2ND NOTICE
Remove artificial flowers	1	1ST NOTICE
Trampoline no ACC approval	2	1ST NOTICE
Holiday decorations still displayed	8	COURTESY
Complete approved construction	1	Pending
Trailer storage	2	CITY VIOLATION
Trailer in drive	1	1st Notice
Weeds (3x - repeat)	3	HOA VIOLATION
Vehicle blocking sidewalk	1	CITY VIOLATION
Trim shrubs	1	1ST NOTICE
Garage Window coverings	1	1ST NOTICE
Fence repair	1	2ND NOTICE
Complete approved construction	1	1ST NOTICE
TOTAL	62	

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HOA Summary Reports - (Continued from Page 6)

STAGE RUN HOA - AGING REPORT SUMMARY

(Week reported - 2/9/2010)

A monthly report is provided by AMS listing HOA accounts with delinquent balance (unpaid dues and fees). Semi-annual dues were required by January 1, 2010 and considered late January 31. It's this time of year we try to hold off on payments until the due date and without surprise we have a high influx of "over 30 days" late. The column of "30 days" represents over 71% (over \$28,000.00) of fees due. Total amount owed over \$39,000.00.

Please note a few items: **Late fees:** These fees cannot be removed unless it is an AMS administrative oversight (AMS error), as this is an administrative fee. The HOA itself would have to pay the late fee if it were requested to have it waived because of an owner oversight. Please give yourself time to ensure timely payments. **Good Standing:** Do you know pool passes will be deactivated for delinquent accounts? Reactivation of pool passes will cost time and additional fees. After 120 days the delinquent accounts go to legal for collections, in turn more fees are incurred? From my understanding these fees are more than the initial dues owed. Avoid these additional fees by maintaining an account balance in "good standing."

Delinquent Accounts:

Total Number	30 days	60 days	90 days	120 days	@ Legal
187	150	26	28	27	15

STAGE RUN HOA - ACC REPORT SUMMARY


(Month reported - December 2009 - January 2010)

A report is compiled from ACC (home improvement committee) submissions or lack thereof. KB still operates this committee and will continue to be in charge until all lots are sold in Stage Run. We have one board member and one homeowner on the committee. The HOA board does not have operational or functional control of the ACC. AMS does maintain administrative information which is summarized below. Courtesy and Violation letters are the same letters generated by the inspection report, only one letter is sent per occurrence.

Quantity:	Item:
15	ACC Approved
3	ACC Denied
1	ACC Pending
7	Missing/Lack of information on ACC Submission
2	Violation Letters
37	Courtesy Letters
1	Pending survey or hold status

Please note by time this is published in the newsletter issues/incidents may have been resolved. By each of us maintaining our individual residence and in good standing within the HOA (that would include following city ordinances) we can preserve a great community atmosphere. In the long run this will keep our neighborhood highly desirable with gains to our housing values. One final belief of mine is that by providing you with this information we can all make an effort to reduce administrative costs associated with letters sent to homeowners. Courtesy letters are sent first class and Violation letters are sent both first class and by certified mail.

Best regards, Kevin Wright, Board Member




**JOIN US FOR SOME GOLF
AND A GREAT CAUSE!**

DATE - Wednesday, May 19th
LOCATION - Flintrock Falls Golf Course
COST - \$165 per golfer

Honorary Chairs this year will be **Garrett Weber-Gale**, two-time Olympic gold medal swimmer and **Ian Crocker**, three-time Olympic gold medal swimmer and former world-record holder in the 100m butterfly!

Special Guest Emcee will be **Bob Fonseca** of the 93.7 KLBJ Dudley and Bob Morning Show

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